

NOW, THEREFORE, BE IT RESOLVED that after consideration of the proposed amendments, public hearing comment and Planning Board recommendation, the Commission considers this action to be reasonable and in the public interest and finds the proposed amendment to be consistent with the Comprehensive Land Use Plan. The text amendments clarify the minimum lot width requirement to the Unified Development Ordinance (UDO), as mandated by NC General Statutes. These changes will help enable Gaston County to grow in an orderly manner and improve the quality of life for the residents of Gaston County, all of which are goals of the Gaston County Comprehensive Land Use Plan. The text amendments clarify the minimum lot width requirement to the Unified Development Ordinance (UDO), as mandated by NC General Statutes. These changes will help enable Gaston County to grow in an orderly manner and improve the quality of life for the residents of Gaston County, all of which are goals of the Gaston County Comprehensive Land Use Plan.

The Commission hereby approves the amendments to UDO Chapter 9 (General Provisions): Section 9.5(A), effective with the passage of this Resolution.

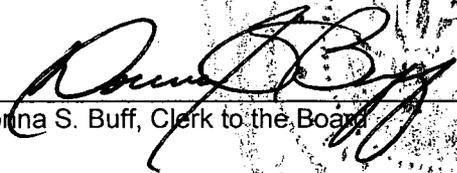
The County Manager is authorized to make necessary notifications in this matter to appropriate parties.



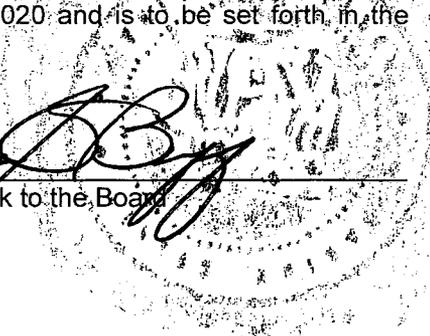
Tracy L. Philbeck, Chairman
Gaston County Board of Commissioners

Certification

I, Donna S. Buff, Clerk to the Gaston County Board of Commissioners, do hereby certify that the above is a true and accurate copy of the Zoning Text Amendment: ZTA20-03, Gaston County Planning Board (Applicant); To Consider Proposed Text Amendments to the Unified Development Ordinance (UDO) Chapter 9 (*Attached*), as adopted by the Board of Commissioners on July 28, 2020 and is to be set forth in the Gaston County Unified Development Ordinance (UDO) upon adoption.



Donna S. Buff, Clerk to the Board





SECTION 9.5 LOT TO ABUT A DEDICATED STREET; MINIMUM LOT WIDTHS

A. *In all zoning districts except CBD, no lot may be created after the effective date of this ordinance that does not have at least fifty (50) feet of road right-of-way to a depth on the lot at which the required minimum lot width established in table 7.1-2B may be achieved. Except as follows:*

1. Lots within a planned shopping center or office park or other planned multi-tenant development of a nonresidential nature; or,
2. Lots within a condominium, townhome, patio home, or planned residential development, traditional neighborhood development or traditional infill development.
3. Easement lots as provided for in Section 13.15.3(C) of this Ordinance



Gaston County

Gaston County
Board of Commissioners
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Planning Board Action

File #: 20-329

Commissioner Philbeck - Planning & Development Services - Zoning Text Amendment: ZTA20-03, Gaston County Planning Board (Applicant); To Consider Proposed Text Amendments to the Unified Development Ordinance (UDO): Chapter 9 (General Provisions): Section 9.5(A)

STAFF CONTACT

David L. Williams - Planning Director - 704-866-3473

BACKGROUND

The Unified Development Ordinance (approved April 24, 2008), sets forth procedures for amendment procedures in Chapter 5, requiring a joint public hearing by the Planning Board and Commission. A recommendation on the amendments is provided by the Planning Board, with final action on said amendments by the Commission, to consider text amendments to Application Number ZTA20-03 Gaston County Planning Board (Applicant), to request the Board of Commission to consider approval of the proposed text amendments to the UDO: Chapter 9 (General Provisions): Section 9.5(A). A joint public hearing was advertised and held on July 28, 2020 with the Public Hearing comments being on file in the Board of Commission Clerk's Office. Planning Board recommendation was provided on the same date, and the Commission is requested to consider the public hearing comment, Planning Board recommendation and other pertinent information, then (approve), (disapprove) or (modify) the zoning text amendments. The proposed amendments reflect clarification of minimum lot width requirements. The Planning Board reviewed the amendments at its last regular Planning Board meeting (02/25/2020) and unanimously recommended to move them to the public hearing process.

ATTACHMENTS

Resolution - ZTA20-03; Zoning Text Amendment - ZTA20-03

DO NOT TYPE BELOW THIS LINE

I, Donna S. Buff, Clerk to the County Commission, do hereby certify that the above is a true and correct copy of action taken by the Board of Commissioners as follows:

NO.	DATE	M1	M2	CBrown	JBrown	AFraley	BHovis	TKelgher	TPhillips	RWolley	Vote
2020-201	07/28/2020	RW	AF	A	A	A	A	A	A	A	U

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